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Liquidating Trust*

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Liquidating Trust*

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF VIRGINIA
RICHMOND DIVISION

-----X
In re: : Chapter 11
:
CIRCUIT CITY STORES, INC., et al., : Case No. 08-35653 (KRH)
:
Debtors. :
: Jointly Administered
-----X

**SEVENTH ORDER REGARDING LIQUIDATING TRUST'S FIFTEENTH
OMNIBUS OBJECTION TO LANDLORD CLAIMS (REDUCTION OF CERTAIN
PARTIALLY INVALID CLAIMS, RECLASSIFICATION OF CERTAIN
MISCLASSIFIED CLAIMS, DISALLOWANCE OF CERTAIN INVALID
CLAIMS, DISALLOWANCE OF CERTAIN LATE-FILED CLAIMS,
DISALLOWANCE OF CERTAIN DUPLICATE CLAIMS
AND DISALLOWANCE OF CERTAIN AMENDED CLAIMS)**

THIS MATTER having come before the Court¹ on the Liquidating Trust's Fifteenth Omnibus Objection to Landlord Claims (Reduction of Certain Partially Invalid Claims, Reclassification of Certain Misclassified Claims, Disallowance of Certain Invalid Claims, Disallowance of Certain of Late Filed Claims, Disallowance of Certain Duplicate Claims and Disallowance of Certain Amended Claims) (the "Objection"), which requested, among other things, that the claims specifically identified on Exhibit C through Exhibit H attached to the Objection be reduced or disallowed for those reasons set forth in the Objection; and it appearing that due and proper notice and service of the Objection as set forth therein was good and sufficient and that no other further notice or service of the Objection need be given; and it appearing that the relief requested on the Objection is in the best interest of the Liquidating Trust, the Debtors' estates and creditors and other parties-in-interest; and after due deliberation thereon good and sufficient cause exists for the granting of the relief as set forth herein,

IT IS HEREBY ORDERED ADJUDGED AND DECREED THAT:

1. The Court will conduct a further status conference on July 10, 2012 at 2:00 p.m. for all Claims identified on Exhibit A attached hereto.
2. The Liquidating Trust's rights to object to any claim including (without limitation) the Claims subject to the Objection, on any grounds that applicable law permits, are not waived and are expressly reserved.
3. The Liquidating Trust shall serve a copy of this Order on the claimants included on the exhibits to this Order on or before five (5) business days from

¹ Capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Objection.

the entry of this Order.

4. This Court shall retain jurisdiction to hear and determine all matters arising from or relating to this Order.

Dated: Richmond, Virginia
_____, 2012

HONORABLE KEVIN R. HUENNEKENS
UNITED STATES BANKRUPTCY JUDGE

WE ASK FOR THIS:

TAVENNER & BERAN, PLC

/s/ Lynn L. Tavenner

Lynn L. Tavenner (VA Bar No. 30083)
Paula S. Beran (VA Bar No. 34679)
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*Counsel to the Circuit City Stores, Inc.
Liquidating Trust*

CERTIFICATION OF ENDORSEMENT UNDER LOCAL RULE 9022-1(C)

Pursuant to Local Bankruptcy Rule 9022-1(C), I hereby certify that the foregoing proposed order has been endorsed by or served upon all necessary parties.

/s/ Lynn L. Tavenner

Lynn L. Tavenner

In re Circuit City Stores, Inc, et al.

Case No. 08-35653 (KRH)

EXHIBIT A

OBJECTIONS ADJOURNED TO JULY 10, 2012

Name & Address	Claim Number	Exhibit
44 North Properties LLC Patricia A Borenstein Esq Miles & Stockbridge PC 10 Light St <u>Baltimore, MD 21202</u>	8777	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED
Acadia Realty Limited Partnership fka Mark Centers Limited Partnership Attn Daniel J Ansell Greenberg Traurig LLP 200 Park Ave <u>New York, NY 10166</u>	13802	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED
Bank of America, N.A., as trustee for the registered holders of GMAC Commercial Mortgage Securities, Inc., Mortgage PassThrough Certificates, Series 1998-C2 c/o Capmark Finance Inc. Attn: Peyton Inge 700 N. Pearl Street <u>Dallas, TX 75201</u>	9721	EXHIBIT G AMENDED CLAIMS TO BE EXPUNGED
Bank of America NA as successor by merger to LaSalle Bank National Association as Trustee for the Registered Holders of GMAC Peyton Inge c/o Capmark Finance Inc 700 N Pearl St Ste 2200 <u>Dallas, TX 75201</u>	9488	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED
Bank of America National Association as Successor by Merger to LaSalle Bank National Association as Trustee for the Registered Holders of the Morgan Stanley Capital Inc Commercial Mortgage Pass Through Certificates Series 1997 C1 c/o Capmark Finance Inc. Peyton Inge 700 N. Pearl Street, Suite 2200 <u>Dallas, TX 75201</u>	9899	EXHIBIT H DUPLICATE CLAIMS TO BE EXPUNGED

Name & Address	Claim Number	Exhibit
Bank of America National Association Successor By Merger to LaSalle Bank National Association fka LaSalle National Bank As Tr Creditor Notice Name: Peyton Inge Address: c/o Capmark Finance Inc 700 N Pearl St Ste 2200 Dallas, TX 75201	10030	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED
Bank of America National Association Successor By Merger to LaSalle Bank National Association fka LaSalle National Bank As Tr Peyton Inge c/o Capmark Finance Inc 700 N Pearl St Ste 2200 Dallas, TX 75201	9050	EXHIBIT G AMENDED CLAIMS TO BE EXPUNGED
Bank of America National Association Successor By Merger to LaSalle Bank National Association fka LaSalle National Bank Peyton Inge c/o Capmark Finance Inc 700 N Pearl St Ste 2200 Dallas, TX 75201	9704	EXHIBIT G AMENDED CLAIMS TO BE EXPUNGED
Bank of America National Association Successor By Merger to LaSalle Bank National Association fka LaSalle National Bank Peyton Inge c/o Capmark Finance Inc 700 N Pearl St Ste 2200 Dallas, TX 75201	9734	EXHIBIT G AMENDED CLAIMS TO BE EXPUNGED
Bank of America National Association Successor By Merger to LaSalle Bank National Association fka LaSalle National Bank Peyton Inge c/o Capmark Finance Inc 700 N Pearl St Ste 2200 Dallas, TX 75201	9707	EXHIBIT G AMENDED CLAIMS TO BE EXPUNGED

Name & Address	Claim Number	Exhibit
Bank of America, N.A., as successor-by-merger to laSalle Bank National Association, as Trustee for the Registered holders of GMAC Commercial Mortgage Securities, Inc., Mortgage Pass-Through Certificates, Series 1997-C1 c/o Capmark Finance Inc. Peyton Inge 700 N. Pearl Street, Suite 2200 <u>Dallas, TX 75201</u>	9449	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
Bond Circuit I Delaware Business Trust Attn James S Carr & Robert L LeHane Kelley Drye & Warren LLP 101 Park Ave <u>New York, NY 10178</u>	13448	EXHIBIT G AMENDED CLAIMS TO BE EXPUNGED
Bond Circuit I Delaware Business Trust Creditor Notice Name: Attn James S Carr & Robert L LeHane Address: Kelley Drye & Warren LLP 101 Park Ave <u>New York, NY 10178</u>	14935	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED
Bond Circuit IV Delaware Business Trust Mark B Conlan Esq Gibbons PC One Gateway Ctr <u>Newark, NJ 07102-5310</u>	8796	EXHIBIT G AMENDED CLAIMS TO BE EXPUNGED
Brighton Commercial LLC 325 Ridgeview Drive <u>Palm Beach, FL 33480</u>	9477	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED
Brighton Commercial LLC Christian & Barton LLP 909 E Main St ASte 1200 <u>Richmond, VA 23219</u>	14345	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED
Capmark Finance Inc Keith M Aurzada & John C Leininger Bryan Cave LLP 2200 Ross Ave Ste 3300 <u>Dallas, TX 75201</u>	14363	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED

Name & Address	Claim Number	Exhibit
CC Investors 1996 17 c o Niclas A Ferland Esq LeClairRyan A Professional Corporation 555 Long Wharf Dr 8th Fl New Haven, CT 06511	7162	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
CC Properties LLC Atten: Michelle Ingle c/o FBL Financial Group, Inc. 5400 University Ave. West Des Moines, IA 50266	14005	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED
Cedar Development Ltd. Christian & Barton LLP 909 E Main St ASte 1200 Richmond, VA 23219	14140	EXHIBIT G AMENDED CLAIMS TO BE EXPUNGED
Centro Properties Group t a Parkway Plaza Vestal NY c/o David L Pollack Esq Ballard Spahr Andrews & Ingersoll LLP 1735 Market St 51st Fl Philadelphia, PA 19103	8102	EXHIBIT G AMENDED CLAIMS TO BE EXPUNGED
Centro Properties Group t a Parkway Plaza Vestal NY c/o David L Pollack Esq Ballard Spahr Andrews & Ingersoll LLP 1735 Market St 51st Fl Philadelphia, PA 19103	8104	EXHIBIT G AMENDED CLAIMS TO BE EXPUNGED
Centro Properties Group ta Valley Crossing Hickory NC c o David L Pollack Ballard Spahr Andrews & Ingersoll LLP 1735 Market St 51st Fl Philadelphia, PA 19103	1604	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
Circuit IL Corp Sigmund Sommer Properties 280 Park Avenue, 4th Floor, West Building New York, NY 10017	5027	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS

Name & Address	Claim Number	Exhibit
Circuit Investors Fairfield Limited Partnership c/o Niclas A Ferland Esq LeClairRyan A Professional Corporation 555 Long Wharf Dr 8th Fl New Haven, CT 06511	14548	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
CMAT 1999 C1 Kelly Road LLC c/o Mindy A Mora Bilzin Sumberg Baena Price & Axelrod LLP 200 S Biscayne Blvd Ste 2500 Miami, FL 33131	5005	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
CMAT 1999 C2 Moller Road LLC c/o Mindy A. Mora Bilzin Sumberg Baena Price & Axelrod LLP 200 S. Biscayne Blvd., Ste. 2500 Miami, FL 33131	4994	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
Cottonwood Corners - Phase V, LLC RSF Land & Cattle Company, LLC 10200 Corralles Road NW, Suite B-3 Albuquerque, NM 87114	14916	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED
Cottonwood Corners - Phase V, LLC RSF Land & Cattle Company, LLC 10200 Corralles Road NW, Suite B-3 Albuquerque, NM 87114	14916	EXHIBIT F LATE FILED CLAIMS TO BE EXPUNGED
Cottonwood Corners - Phase V, LLC RSF Land & Cattle Company, LLC 10200 Corralles Road NW, Suite B-3 Albuquerque, NM 87114	14917	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED
Cottonwood Corners - Phase V, LLC RSF Land & Cattle Company, LLC 10200 Corralles Road NW, Suite B-3 Albuquerque, NM 87114	14917	EXHIBIT F LATE FILED CLAIMS TO BE EXPUNGED

Name & Address	Claim Number	Exhibit
CW Capital Asset Management LLC as Special Servicer on Behalf of Wells Fargo Bank NA Brent Procida Venable LLP 750 E Pratt St Ste 900 Baltimore, MD 21202	7233	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED
Daniel G Kamin Flint LLC Attn Kelly Serenko Dir Lease Adm Kamin Realty Company PO Box 10234 <u>Pittsburgh, PA 15232-0234</u>	11573	EXHIBIT G AMENDED CLAIMS TO BE EXPUNGED
FW CA Brea Marketplace LLC Attn James S Carr Esq & Robert L LeHane Esq Kelley Drye & Warren LLP 101 Park Ave <u>New York, NY 10178</u>	13446	EXHIBIT G AMENDED CLAIMS TO BE EXPUNGED
FW CA Brea Marketplace LLC Attn James S Carr Esq & Robert L LeHane Esq Kelley Drye & Warren LLP 101 Park Ave <u>New York, NY 10178</u>	12796	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
FW CA Brea Marketplace, LLC Attn Randy Shoemaker c/o Regency Centers LP One Independent Dr Ste 114 <u>Jacksonville, FL 32202-5019</u>	14382	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
Inland Southwest Management LLC Attn: Karen C. Bifferato & Kelly M. Conlan Connolly Bove Ledge & Hutz LLP The Nemours Bldg 1007 N. Orange St. PO Box 2207 <u>Wilmington, DE 19807</u>	14928	EXHIBIT H DUPLICATE CLAIMS TO BE EXPUNGED

Name & Address	Claim Number	Exhibit
Inland Western Avondale McDowell LLC c/o Bert Bitouma Esq. Inland Real Estate Group 2901 Butterfield Rd., 3rd Fl. Oak Brook, IL 60523	8943	EXHIBIT H DUPLICATE CLAIMS TO BE EXPUNGED
KIR Arboretum Crossing LP Attn Neil E Herman Esq c/o Morgan Lewis & Bockius LLP 101 Park Ave New York, NY 10178	904	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
Manufacturers & Traders Trust Company as Trustee c/o Nicholas M Miller Esq Neal Gerber & Eisenberg LLP Two N LaSalle St Ste 1700 Chicago, IL 60602	8613	EXHIBIT G AMENDED CLAIMS TO BE EXPUNGED
Manufacturers & Traders Trust Company as Trustee c/o Nicholas M Miller Esq Neal Gerber & Eisenberg LLP Two N LaSalle St Ste 1700 Chicago, IL 60602	8561	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED
Manufacturers & Traders Trust Company, as Trustee c/o Nicholas M Miller Esq Neal Gerber & Eisenberg LLP Two N. LaSalle St., Ste. 1700 Chicago, IL 60602	8611	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED
Northbrook Sub LLC Northbrook PLIC LLC and Northbrook VNBP LLC as Tenants in Common Lauren Lonergan Taylor Esq Matthew E Hoffman Esq Duane Morris LLP 30 S 17th St Philadelphia, PA 19103	12247	EXHIBIT F LATE FILED CLAIMS TO BE EXPUNGED

Name & Address	Claim Number	Exhibit
Northbrook Sub LLC Northbrook PLIC LLC and Northbrook VNBP LLC Lauren Lonergan Taylor Esq Matthew E Hoffman Esq Duane Morris LLP 30 S 17th St <u>Philadelphia, PA 19103</u>	7979	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
OLP CCFERGUSON LLC c/o Michelle McMahon, Esq. 1290 Avenue of the Americas <u>New York, NY 10104</u>	14418	EXHIBIT F LATE FILED CLAIMS TO BE EXPUNGED
ORIX Capital Markets LLC c/o Lawrence A Katz Kristen E Burgers 8010 Towers Crescent Dr Ste 300 <u>Vienna, VA 22182-2707</u>	14245	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED
ORIX Capital Markets LLC c/o Lawrence A Katz Kristen E Burgers 8010 Towers Crescent Dr Ste 300 <u>Vienna, VA 22182-2707</u>	14245	EXHIBIT F LATE FILED CLAIMS TO BE EXPUNGED
Park National Bank as Assignee of Rents Under the Columbus Georgia Lease with Circuit Investors No 2 Ltd Attn Richard C Maxwell c/o Woods Rogers PLC 10 S Jefferson St Ste 1400 PO Box 14125 24038 <u>Roanoke, VA 24038-4125</u>	8947	EXHIBIT G AMENDED CLAIMS TO BE EXPUNGED
Parkdale Mall Associates, LP c/o Scott M. Shaw, Esq. 763 Georgia Avenue, Suite 300 <u>Chattanooga, TN 37402</u>	14965	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED
Parkdale Mall Associates, LP c/o Scott M. Shaw, Esq. 763 Georgia Avenue, Suite 300 <u>Chattanooga, TN 37402</u>	14965	EXHIBIT F LATE FILED CLAIMS TO BE EXPUNGED

Name & Address	Claim Number	Exhibit
PK Sale LLC Attn Neil E Herman Esq c/o Morgan Lewis & Bockius LLP 101 Park Ave New York, NY 10178	903	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
RC CA Santa Barbara LLC Attn James S Carr Esq & Robert L LeHane Esq Kelley Drye & Warren LLP 101 Park Ave New York, NY 10178	12792	EXHIBIT H DUPLICATE CLAIMS TO BE EXPUNGED
RC CA Santa Barbara LLC Attn James S Carr Esq & Robert L LeHane Esq Kelley Drye & Warren LLP 101 Park Ave New York, NY 10178	12797	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED
Remount Road Associates Limited Partnership Hirschler Fleischer PC Attn Sheila deLa Cruz PO Box 500 Richmond, VA 23218-0500	8597	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
Remount Road Associates c/o LMG Properties Inc Northridge Shopping Center 5815 Westpark Dr Charlotte, NC 28217	12488	EXHIBIT F LATE FILED CLAIMS TO BE EXPUNGED
Schiffman Circuit Props Matthew W Grimshaw Rutan & Tucker LLP 611 Anton Blvd Ste 1400 Costa Mesa, CA 92626	9178	EXHIBIT D CLAIMS TO BE RECLASSIFIED

Name & Address	Claim Number	Exhibit
Shops at Kildeer LLC Attn Neil E Herman Esq c/o Morgan Lewis & Bockius LLP 101 Park Ave New York, NY 10178	9061	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
SILVERSTEIN TRUSTEE, RAYMOND C/O THE GOODMAN GROUP 2828 CHARTER RD PHILADELPHIA, PA 19154	6645	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
The Hutensky Group LLC agent for HRI Lutherville Station LLC ta Lutherville Station Lutherville MD c/o David L Pollack Ballard Spahr Andrews & Ingersoll LLP 1735 Market St 51st Fl Philadelphia, PA 19103	1897	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
The Woodmont Company Attn Carol Ware Bracken Pres Investment Services 2100 W 7th St Fort Worth, TX 76107	14440	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED
The Woodmont Company Attn Carol Ware Bracken Pres Investment Services 2100 W 7th St Fort Worth, TX 76107	14440	EXHIBIT F LATE FILED CLAIMS TO BE EXPUNGED
Trader Joe's East, Inc. Eugene M. Magier, Esq. 687 Highland Avenue Suite 1 Needham, MA 02494	4983	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED
U.S. Bank National Association, as purchaser of assets of Park National Bank Attn: Richard C Maxwell, Esq. c/o Woods Rogers PLC 10 S. Jefferson St., Suite 1400 Roanoke, VA 24011	14793	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED

Name & Address	Claim Number	Exhibit
UBS Realty Investors LLC agent for Wayside Commons Investors LLC ta Wayside Commons Burlington MA c/o David L Pollack Ballard Spahr Andrews & Ingersoll LLP 1735 Market St 51st Fl <u>Philadelphia, PA 19103</u>	1898	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
United States Debt Recovery III LP 940 Southwood Bl Ste 101 <u>Incline Village, NV 89451</u>	6025	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED
United States Debt Recovery V LP 940 Southwood Bl Ste 101 <u>Incline Village, NV 89451</u>	7735	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
United States Debt Recovery V LP 940 Southwood Bl Ste 101 <u>Incline Village, NV 89451</u>	14519	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
Vestar OCM LLC c/o William Novotny Mariscal Weeks McIntyre & Friedlander PA 2901 N Central Ave Ste 200 <u>Phoenix, AZ 85012</u>	8227	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
WEC 96D Niles Investment Trust Neil D Goldman Esq Young Goldman & Van Beek PC 510 King St Ste 416 <u>Alexandria, VA 22314</u>	9647	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
Wells Fargo Bank NA successor by merger to Wells Fargo Bank Minnesota NA fka Norwest Bank Minnesota NA as Trustee Peyton Inge c/o Capmark Finance Inc 700 N Pearl St Ste 2200 <u>Dallas, TX 75201</u>	9441	EXHIBIT G AMENDED CLAIMS TO BE EXPUNGED

Name & Address	Claim Number	Exhibit
Wells Fargo Bank NA successor by merger to Wells Fargo Bank Minnesota NA fka Norwest Bank Minnesota NA as Trustee Peyton Inge c/o Capmark Finance Inc 700 N Pearl St Ste 2200 Dallas, TX 75201	9741	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED
Wells Fargo Bank NA successor by merger to Wells Fargo Bank Minnesota NA fka Norwest Bank Minnesota NA as Trustee Peyton Inge c/o Capmark Finance Inc 700 N Pearl St Ste 2200 Dallas, TX 75201	9450	EXHIBIT G AMENDED CLAIMS TO BE EXPUNGED
Woodmont Sherman LP Attn James S Carr Esq Robert L LeHane Esq Kelley Drye & Warren LLP 101 Park Ave New York, NY 10178	11526	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
Woodmont Sherman LP Attn James S Carr Esq Robert L LeHane Esq Kelley Drye & Warren LLP 101 Park Ave New York, NY 10178	13421	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS